

## MINUTES

### STATE BUILDING COMMISSION MEETING

APRIL 8, 2004

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:29 p.m.	Department of Transportation	Commissioner Gerald Nicely
1:30 p.m.	Department of Commerce and Insurance	Deputy Commissioner Scott White
1:31 p.m.	Department of Children's Services	Dr. Viola Miller
1:32 p.m.	Department of Health	Dr. Wendy Long
1:33 p.m.	Department of Veterans Affairs	Commissioner John Keys
1:34 p.m.	Department of Environment and Conservation	Deputy Commissioner Jim Fyke
1:35 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
1:39 p.m.	University of Tennessee	Dr. Joe Johnson
1:50 p.m.	Department of Finance and Administration	
1:59 p.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
John G. Morgan, Comptroller of the Treasury  
Dave Goetz, Commissioner, Department of Finance and Administration  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

#### OTHERS PRESENT

Mike Fitts, State Architect	Charles Ross, Ross Fowler
Georgia Martin, Department of Finance and Administration	Randall Jones, Department of General Services
Larry Kirk, Department of Finance and Administration	Chris Koch, JCI
Charles Harrison, Comptroller's Office	George Brummett, Department of Finance and Administration
Janie Porter, Attorney General's Office	Fred Hix, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Cliff Steger, Department of Finance and Administration
Connie Hardin, Legislative Budget Office	Keith Robinson, Tennessee Board of Regents
LaDonna Copeland, Department of Veterans Affairs	Jerry Preston, Tennessee Board of Regents
Eugene Neubert, Department of Commerce & Insurance	David Gregory, Tennessee Board of Regents
Nancy Blevins, Department of Finance and Administration	Pat Haas, Bond Finance
Carl Cobble, Department of Transportation	Dennis Raffield, THEC
Jack Britt, University of Tennessee	Ken Scalf, Department of Finance and Administration
Philip Scheurer, University of Tennessee	Doug Roberts, Department of Finance and Administration
Alvin Payne, University of Tennessee	J. J. Perdue, Department of Environment and Conservation
George Criss, University of Tennessee	
Jim Evans, Evans Taylor Foster Childress Architects	

Lieutenant Governor Wilder called the meeting to order at 1:29 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

1:29 p.m.

Commissioner Nicely requested action on the following matter.

**STATEWIDE**

- 1) Approved an extension and the allocation of funding of a contract for **Statewide Contracting** for the maintenance of facilities operated by the Department of Transportation.

**Revised Estimated Project Cost: \$7,000,000.00**  
*SBC Project No. 240/001-01-01*

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DEPARTMENT OF COMMERCE AND INSURANCE

1:30 p.m.

Deputy Commissioner White requested action on the following matter.

**FIRE TRAINING AND CODES ENFORCEMENT ACADEMY, BEDFORD COUNTY, TN**

- 1) Deputy Commissioner White requested approval of a revision in scope and funding and acknowledgment of the source of funding from \$28,135,000.00 to \$27,119,000.00 (\$1,016,000.00 decrease) of a project for **Additional Improvements** at the Fire Training and Codes Enforcement Academy, Bedford County, Tennessee. Commissioner Goetz stated that the issue was that they lost access to federal funding. Commissioner White said they lost funding of one grant and gained another. He said they lost it because of a paperwork snafu and the feds would not reconsider. Larry Kirk said they were going to build a driver training track and that they are going to have to defer that until money becomes available.

After discussion, the Commission approved the request as presented and the selection of Hart Freeland Roberts / Davis Stokes Collaborative, a joint venture, to design and supervise the security and storage building improvements portion of the project.

**Revised Estimated Project Cost: \$27,199,000.00**  
*SBC Project No. 529/036-01-96*

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DEPARTMENT OF CHILDREN'S SERVICES

1:31 p.m.

Commissioner Miller requested action on the following matter.

**WOODLAND HILLS YOUTH DEVELOPMENT CENTER, NASHVILLE, TENNESSEE**

- 1) Approved a request to reallocate the budget on a project for **Violent Offender Facility** at Woodland Hills Youth Development Center, Nashville, Tennessee.

**Estimated Project Cost:   \$6,450,000.00**  
*SBC Project No.       144/002-01-99*

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DEPARTMENT OF HEALTH

1:32 p.m.

Deputy Commissioner Long requested action on the following matter.

**NORTHEAST REGIONAL HEALTH FACILITY, JOHNSON CITY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **ADA Compliance Upgrade** at the Northeast Regional Health Facility in Johnson City and the selection of Shaw & Shanks Architects to design and supervise the project.

**Estimated Project Cost:                      \$270,000.00**  
*SBC Project No.                      408/011-01-04*

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DEPARTMENT OF VETERANS AFFAIRS

1:33 p.m.

Commissioner Keys requested action on the following matters.

**VETERANS CEMETERIES, NASHVILLE AND KNOXVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Systems** at the Veteran Cemetery Chapels in Nashville and Knoxville, and selection of Lockwood Greene to design and supervise the project, and approval to utilize \$17,000 SBC preplanning funds to design and bid the projects prior to award, with reimbursement from federal funds upon award.

**Estimated Project Cost:     \$119,000.00**  
*SBC Project No.            682/000-01-04*

**VETERANS CEMETERY, KNOXVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Storage Shed / Paving Access Lanes** at the Veterans Cemetery in Knoxville, and selection of Bill Gass, Architect, to design and supervise the project, and approval to utilize \$20,000 SBC preplanning funds to design and bid the projects prior to award, with reimbursement from federal funds upon award.

**Estimated Project Cost:     \$190,000.00**  
*SBC Project No.            682/000-02-04*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1:34 p.m.

Deputy Commissioner Fyke requested action on the following matters.

**PICKWICK LANDING STATE RESORT PARK, HARDIN COUNTY, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$125,000.00 to \$187,000.00 (\$62,000.00 increase) of a project for **Courtesy Boat Dock** at Park Inn at Pickwick Landing State Resort Park, Hardin County, Tennessee.

**Revised Estimated Project Cost: \$187,000.00**  
*SBC Project No. 126/079-01-03*

**SYCAMORE SHOALS STATE HISTORIC PARK, ELIZABETHTON, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Trail Walkway Bridge** at Sycamore Shoals State Historic Park in Elizabethton, and the selection of Tysinger Hampton & Partners to design and supervise the project.

**Estimated Project Cost: \$21,875.00**  
*SBC Project No. 126/090-01-04*

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TENNESSEE BOARD OF REGENTS

1:35 p.m.

Chancellor Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$7,500,000.00 to \$10,800,000.00 (\$3,300,000.00 increase) of a project for **Student Recreation Center New Construction** (formerly Memorial Health Center Student Recreation Upgrade) at Austin Peay State University, Clarksville, Tennessee.

**Revised Estimated Project Cost: \$10,800,000.00**  
*SBC Project No. 166/003-01-03*

- 2) Approved a project and acknowledgment of the source of funding for **Athletic Facilities Improvements** at Austin Peay State University, Clarksville, with design services provided by the regional consultants.

**Estimated Project Cost: \$1,500,000.00**  
*SBC Project No. 166/003-01-04*

VOLUNTEER STATE COMMUNITY COLLEGE, GALLATIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Several Buildings Fire Alarm Replacement** at Volunteer State Community College, Gallatin, and the selection of Smith Seckman Reid to design and supervise the project.

**Estimated Project Cost: \$130,000.00**  
*SBC Project No. 166/025-03-04*

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Chancellor Manning brought up from the floor a request for approval of a revision in funding from \$4,500,000.00 to \$14,500,000.00 (\$10,000,000.00 increase) and acknowledgment of the source of funding for **Avon Williams Campus Improvements** at Tennessee State University, Nashville, and selection of a designer to additionally design and supervise the project. The Commission approved the request as presented and the selection of Hastings Architecture Associates to design and supervise the project.

**Revised Estimated Project Cost: \$14,500,000.00**  
*SBC Project No. 166/001-05-01*



**DISCUSSION OF BIDS**

- 1) **Tennessee Tech Centers, Hohenwald & McMinnville**  
(Roofing and HVAC Replacement)  
SBC Project No. 166/000-02-03  
Bid date: 04/07/04  
SBC Action: Referred to Subcommittee, with authority to act
  
- 2) **Middle Tennessee State University**  
(Murphy Center Locker Rooms Renovation)  
SBC Project No. 166/009-03-03  
Bid date: 04/07/04  
SBC Action: No action required

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UNIVERSITY OF TENNESSEE

1:39 p.m.

Dr. Johnson requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Neyland Stadium Improvements Study** at University of Tennessee, Knoxville, and the selection of McCarty Holsaple McCarty to design and supervise the project.

**Estimated Project Cost: \$250,000.00**  
*SBC Project No. 540/009-04-04*

- 2) Approved a project and acknowledgment of the source of funding for **Aconda and Temple Courts Improvements** at the University of Tennessee, Knoxville, Tennessee.

**Estimated Project Cost: \$650,000.00**  
*SBC Project No. 540/009-05-04*

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$16,000,000.00 to \$11,000,000.00 (\$5,000,000.00 decrease) of a project for **Eye Institute** at University of Tennessee Health Science Center, Memphis, Tennessee.

**Revised Estimated Project Cost: \$11,000,000.00**  
*SBC Project No. 540/013-02-01*

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved the Early Design Phase of a project for **New Student Housing** at the University of Tennessee at Martin as presented by the joint venture of Evans Taylor Foster Childress and TLM Associates.

**Estimated Project Cost: \$14,500,000.00**  
*SBC Project No. 540/011-03-03*

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DEPARTMENT OF FINANCE AND ADMINISTRATION

1:50 p.m.

ARLINGTON DEVELOPMENTAL CENTER, ARLINGTON, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$160,000.00 to \$196,000.00 (\$36,000.00 increase) of a project for **Willow and Spruce Sprinkler System** at Arlington Developmental Center, Arlington, Tennessee.

**Revised Estimated Project Cost: \$196,000.00**  
*SBC Project No. 344/017-01-03*

WAR MEMORIAL PLAZA, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval to allocate funding and authorization to proceed with a project for **Exterior Upgrades** to the War Memorial Plaza, Nashville, Tennessee.

**Estimated Project Cost: \$8,050,000.00**  
*SBC Project No. 529/045-01-02*

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Joint Institute for Biological Science** at the Oak Ridge National Laboratory at Oak Ridge, as presented by Ross/ Fowler, P.C. of Knoxville, Tennessee.

**Estimated Project Cost: \$8,000,000.00**  
**Estimated Planning Cost: \$ 400,000.00**  
*SBC Project No. 529/094-01-03*

JAMES K. POLK STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Mr. Fitts brought up from the floor a request for approval of a revision in funding on a project for Interior Modifications at the James K. Polk Building, Nashville, Tennessee. After discussion, the request was referred to the Subcommittee, with authority to act.

*SBC Project No. 529/075-02-02*

## **DISCUSSION OF BIDS**

- 1) **War Memorial Plaza**  
(Exterior Upgrades)  
SBC Project No. 529/045-01-02  
Bid date: 6 April 2004  
SBC Action: Referred to Subcommittee, with authority to act
  
- 2) **James K. Polk Complex**  
(Interior Modifications, Floors 1 & 2)  
SBC Project No. 529/075-03-02  
Bid date: 8 April 2004  
SBC Action: No action required
  
- 3) **Natchez Trace State Park**  
(Cub Lake Cabins Repairs/Upgrades)  
SBC Project No. 126/057-01-02  
Bid date: 18 February 2004  
SBC Action: Mr. Fitts described the situation wherein the low bidder, Dye and Stephens Construction Company, had inadvertently transposed a digit of his license number on the bid envelope. After consultation with the attorneys for the Contractors Licensing Board and the Attorney General's Office, Mr. Fitts stated it was legally defensible to either reject or award to the low bidder. However, he said he believed the intent of the law was met and recommended award to the low bidder. The Commission accepted Mr. Fitts' recommendation and approved award to the low bidder, Dye and Stephens Construction Company.

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STATE BUILDING COMMISSION

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on March 11, 2004.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT**

1. **University of Memphis**  
(HVAC Update Jones Hall)  
Change Order No. 4  
Change Order Amount: \$2,186.18  
Change Order Percent: 1.49  
Cumulative Percent 18.30  
SBC Project No. 166/007-01-03
2. **Citizens Plaza Building**  
(Vending Stands)  
Change Order No. 8  
Change Order Amount: \$11,961.00  
Change Order Percent: 6.23  
Cumulative Percent 20.95  
SBC Project No. 529/076-01-02
3. **TN Law Enforcement Training Academy**  
(Renovation/Expansion)  
Change Order No. 13  
Change Order Amount: \$29,838.00  
Change Order Percent: 2.46  
Cumulative Percent 13.10  
SBC Project No. 502/020-01-99

**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on March 22, 2004.

**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended.

- 1) **Fire Training and Codes Enforcement Academy**  
(Additional Improvements)  
Estimated Cost for Additional Improvements Portion: \$600,000.00  
SBC Project No. 529/036-01-96  
Designer: **HART FREELAND ROBERTS / DAVIS STOKES**  
**COLLABORATIVE, A JOINT VENTURE**

- 2) **NORTHEAST REGIONAL HEALTH FACILITY**  
(ADA Compliance Upgrade)  
Estimated Project Cost: \$270,000.00  
SBC Project No. 408/011-01-04  
Designer: **SHAW & SHANKS ARCHITECTS**
- 3) **VETERANS CEMETERIES – NASHVILLE & KNOXVILLE**  
(HVAC Systems in Chapels)  
Estimated Project Cost: \$119,000.00  
SBC Project No. 682/000-01-04  
Designer: **LOCKWOOD GREENE**
- 4) **Veterans Cemetery – Knoxville**  
(Storage Shed / Paving Access Lanes)  
Estimated Project Cost: \$190,000.00  
SBC Project No. 682/000-02-04  
Designer: **BILL GASS, ARCHITECT**
- 5) **Sycamore Shoals State Historic Park**  
(Trail Walkway Bridge)  
Estimated Project Cost: \$21,875.00  
SBC Project No. 126/090-01-04  
Designer: **TYSINGER HAMPTON & PARTNERS**
- 6) **Volunteer State Community College**  
(Several Buildings Fire Alarm Replacement)  
Estimated Project Cost: \$130,000.00  
SBC Project No. 166/025-03-04  
Designer: **SMITH SECKMAN REID**
- 7) **University of Tennessee at Knoxville**  
(Neyland Stadium Improvements Study)  
Estimated Project Cost: \$250,000.00  
SBC Project No. 540/009-04-04  
Designer: **MCCARTY HOLSAPLE MCCARTY**
- 8) **Tennessee State University**  
(Avon Williams Campus Improvements)  
Estimated Project Cost: \$14,500,000.00  
SBC Project No. 166/001-05-02  
Designer: **HASTINGS ARCHITECTURE ASSOCIATES**

There being no further business, the meeting adjourned at 2:00 p.m.

Approved by: \_\_\_\_\_  
M. D. Goetz, Jr., Commissioner  
Department of Finance and Administration